

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 25	<b>DOM</b> 25	<b>Auction No</b>
<b>MLS #</b> 202134735	3277 S US Highway 33	Albion	IN 46701	<b>Status</b> Active
<b>LP</b> \$170,000				
<b>Area</b> Noble County	<b>Parcel ID</b> 57-19-23-100-009.000-009	<b>Type</b> Site-Built Home		
<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 3	<b>F Baths</b> 2	<b>H Baths</b> 0
<b>Location</b> Rural	<b>Style</b> Two Story	<b>REO</b> No	<b>Short Sale</b> No	
<b>School District</b> CNC Elem	Albion	<b>JrH</b> Central Noble	<b>SrH</b> Central Noble	
<b>Legal Description</b> Fri Pt Sw1/4 E Of Hwy Ne1/4 & Fri Pt Ne1/4 E Of Hwy Nw1/4 2a				
<b>Directions</b> On US 33, North of 400 South. Property is on the East side of the road, down a long driveway.				
<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> A1	<b>Zoning Description</b>	

**Remarks** Barn Home on 2+/- Acres! This 40 x 60 Pole Barn is situated down a long driveway via a shared driveway and has 3 Bedrooms, 2 Baths & 3+Car Garage! There is a New downstairs bathroom with 2 Bedrooms and Open Kitchen/Dining/Living Area on the Main Floor! The Upstairs has a Master Bedroom with Ensuite & Family Room! There is Scratch Resistant Hardwood Flooring & Pet proof Carpet throughout, New Toilets, & a New Garage Door & Opener! Deck on the side of the home to enjoy the peaceful country setting on 2+/- Acres!

### Agent Remarks

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	2.0000 / 87,120 / 215 x 215	<b>Src</b> N	<b>Lot Des</b> 0-2.9999						
<b>Township</b> Noble	<b>Abv Gd Fin SqFt</b> 2,000		<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 0	<b>Ttl Fin SqFt</b> 2,000	<b>Year Built</b> 1996					
<b>Age</b> 25	<b>New</b> No	<b>Date Complete</b>	<b>Ext</b> Metal	<b>Fndtn</b> None	<b># Rooms</b> 6						
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b> WELL	<b>Basement Material</b>					
<b>DIM</b>	<b>L</b>	<b>B-Main</b>	1	0	<b>Sewer</b> Septic	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No		
<b>LR</b>	x	<b>B-Upper</b>	1	0	<b>Fuel</b> Gas, Forced Air	<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No		
<b>DR</b>	x	<b>B-Blw G</b>	0	0	<b>Heating</b>	<b>Dryer Hook Up Gas/Elec</b>	No	<b>Split FlrPln</b>	No		
<b>FR</b>	x				<b>Cooling</b> Central Air	<b>Disposal</b>	No	<b>Ceiling Fan</b>	Yes		
<b>KT</b>	x	<b>Laundry Rm</b>	Main		x	<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No		
<b>BK</b>	x	<b>AMENITIES</b> Ceiling Fan(s), Deck Open, Garage Door Opener, Open Floor Plan, Tub/Shower Combination, Main Level				<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No		
<b>DN</b>	x	Bedroom Suite, Main Floor Laundry, Washer Hook-Up				<b>Alarm Sys-Sec</b>	No	<b>Fence</b>			
<b>MB</b>	12 x 10	M					<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No	
<b>2B</b>	12 x 10	M	<b>Garage</b>	3.0 / Attached	/ 30 x 40 / 1,200.00	<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No		
<b>3B</b>	14 x 12	U	<b>Outbuilding</b>	None	x	<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes		
<b>4B</b>	x		<b>Outbuilding</b>		x	<b>Pool</b>	No	<b>Off Street Pk</b>	Yes		
<b>5B</b>	x		<b>Assn Dues</b>	Not Applicable		<b>Pool Type</b>					
<b>RR</b>	x		<b>Other Fees</b>			<b>SALE INCLUDES</b> Dishwasher, Refrigerator, Oven-Electric, Range -Electric, Water Heater Electric					
<b>LF</b>	x		<b>Restrictions</b>								
<b>EX</b>	x		<b>Water Access</b>	<b>Wtr Name</b>							
<b>WtrType</b>			<b>Wtr Frtg</b>	<b>Channel Frtg</b>							
<b>Water Features</b>			<b>Lake Type</b>								
<b>Auction</b> No	<b>Auctioneer Name</b>		<b>Auctioneer License #</b>								
<b>Owner Name</b>											
<b>Financing:</b> Existing	<b>Proposed</b>		<b>Excluded Party</b> None								
<b>Annual Taxes</b> \$818.42	<b>Exemptions</b> Homestead, Mortgage,	<b>Year Taxes Payable</b> 2021		<b>Assessed Value</b>							
<b>Is Owner/Seller a Real Estate Licensee</b> No			<b>Possession</b> At Closing								
<b>List Office</b> Metzger Property Services, LLC - office: 260-982-0238	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050		<b>List Agent - User Code</b> UP388053395								
<b>Agent E-mail</b> chad@metzgerauction.com	<b>Co-List Agent</b>										
<b>Showing Instr</b> Showing time, 24 hour notice required	<b>Start Showing Date</b>										
<b>List Date</b> 8/20/2021	<b>Exp Date</b> 11/30/2021	<b>Publish to Internet</b> Yes	<b>Show Addr to Public</b> Yes	<b>Allow AVM</b> Yes	<b>Show Comments</b> Yes						
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>Buyer Broker Comp.</b> 2.0%	<b>Vari.Rate</b> No	<b>Special List Cond.</b> None							
<b>Virtual Tours:</b> Unbranded Virtual Tour			<b>Lockbox Type</b> NONE	<b>Lockbox Location</b> n/a	<b>Type of Sale</b>						
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b> 25							
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>										
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Sell Off</b>	<b>Co-Sell Agent</b>								
Presented by: Tiffany Reimer / Metzger Property Services, LLC											
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